

Potomac Yard Design Advisory Committee Meeting (PYDAC)

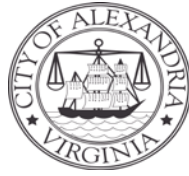
April 12, 2017

7 p.m. – 9 p.m.

Location: Potomac Yard Fire Station Community Room

Meeting Agenda

- I. Introductions
- II. Summary of Potomac Yard Development
- III. Landbay H/I East Multifamily
- IV. Update on North Potomac Yard Small Area Plan



DEPARTMENT OF PLANNING AND ZONING

DATE: April 12, 2017

TO: Potomac Yard Design Advisory Committee

FROM: Planning & Zoning Staff

SUBJECT: Landbay H/I East Multifamily Proposal

Summary of Proposal

The applicant, Potomac Yard Development (PYD), is requesting approval to construct two new multifamily residential buildings on a 53,709 square-foot (1.23-acre) site. The property is bounded by Swann Avenue to the north, Potomac Avenue to the east, Watson Street to the south, and Main Line Boulevard to the west (see Attachment #1 on page 4 for a vicinity map). The project has been referred to as Landbay H/I East Multifamily to distinguish it from the several Landbay H/I East residential townhouse blocks located to the south and approved under DSUP#2006-0018.

The two proposed multifamily residential buildings would each feature an L-shaped design and would be located to either side of a central pedestrian walkway and open space. The two-level, below-grade parking garage would contain a total of 207 spaces and would be accessible from Watson Street. Both buildings would be six stories and approximately 67 feet in height, although the east building would contain 70 units and the west building would contain 72 units. The total unit count for the project, consisting of a mix of one and two-bedrooms, would be 142.

The land-use approvals to be requested in connection with the multifamily project are:

- Master Plan Amendment to amend the Potomac Yard/Potomac Greens Small Area Plan to increase the maximum number of residential units in the plan area and to increase the maximum building height for this site from the current 55 feet;
- CDD Concept Plan Amendment to amend the CDD#10 Concept Plan to increase the maximum number of residential units for Landbay H/I.
- CDD Text Amendment to amend CDD#10 to increase the maximum number of residential units in the plan area from 2,137 to 2,243;
- Development Special Use Permit (DSUP) to construct the two multifamily residential buildings in CDD#10.

Background

The CDD#10 Concept Plan originally envisioned two alternatives for the area around the project site. In the “GSA Office” option, which was never activated, the subject site would have been consolidated with the property to the south. A large parking garage, to be used by an adjacent office tenant and ringed with residential townhouses, would have been constructed on the combined site. In the “Non-GSA Office” option that ultimately moved forward, multifamily residential was planned for the subject site while the property to its south would be developed with residential townhouses (which are currently under construction).

No previous DSUP approvals are active for the project site. At the present time, 2,101 of the currently-allowable 2,137 maximum residential units have been constructed or are under construction in CDD#10, leaving a balance of 36.

Site Design

The siting of the two proposed L-shaped buildings appears to be quite similar to examples provided in the Potomac Yard Design Guidelines. The buildings would be sited toward, and have main entrances facing, Swann Avenue to the north. This orientation, combined with the shorter frontages along Potomac Avenue and Main Line Boulevard, would frame the site and ensure appropriate street walls along the three major streets. Access to the underground parking garage, which spans the entire site below both buildings, is proposed for a discrete location on Watson Street, which, practically speaking, functions as a side street. Open space, measuring 11,700 square feet, would be located on the south-central portion of the site adjacent to lower-density residential townhouses across Watson Street. A pedestrian path would divide the proposed two buildings and its open space in half as a continuation of the mid-block pedestrian paths existing on several residential townhouse blocks to the south.

Building Design

The proposed buildings have been designed with symmetrical architectural expressions. Each would be six stories in height, creating a logical transition between the four-story townhouses to the south and the much taller office building planned across Swann Avenue to the north (Landbay H). The buildings would be primarily clad in red brick (second through fifth floors), with a cream brick to distinguish the wall around the main entrance and an alternating brick pattern on the first floor. A heavy cornice between the fifth and sixth floors would separate the brick façade from the top floor, which is clad in dark gray cementitious siding. The proposed building wall includes some indentations to provide visual interest and to accommodate balconies. Overall, the buildings are intended to offer an attractive, traditional design.

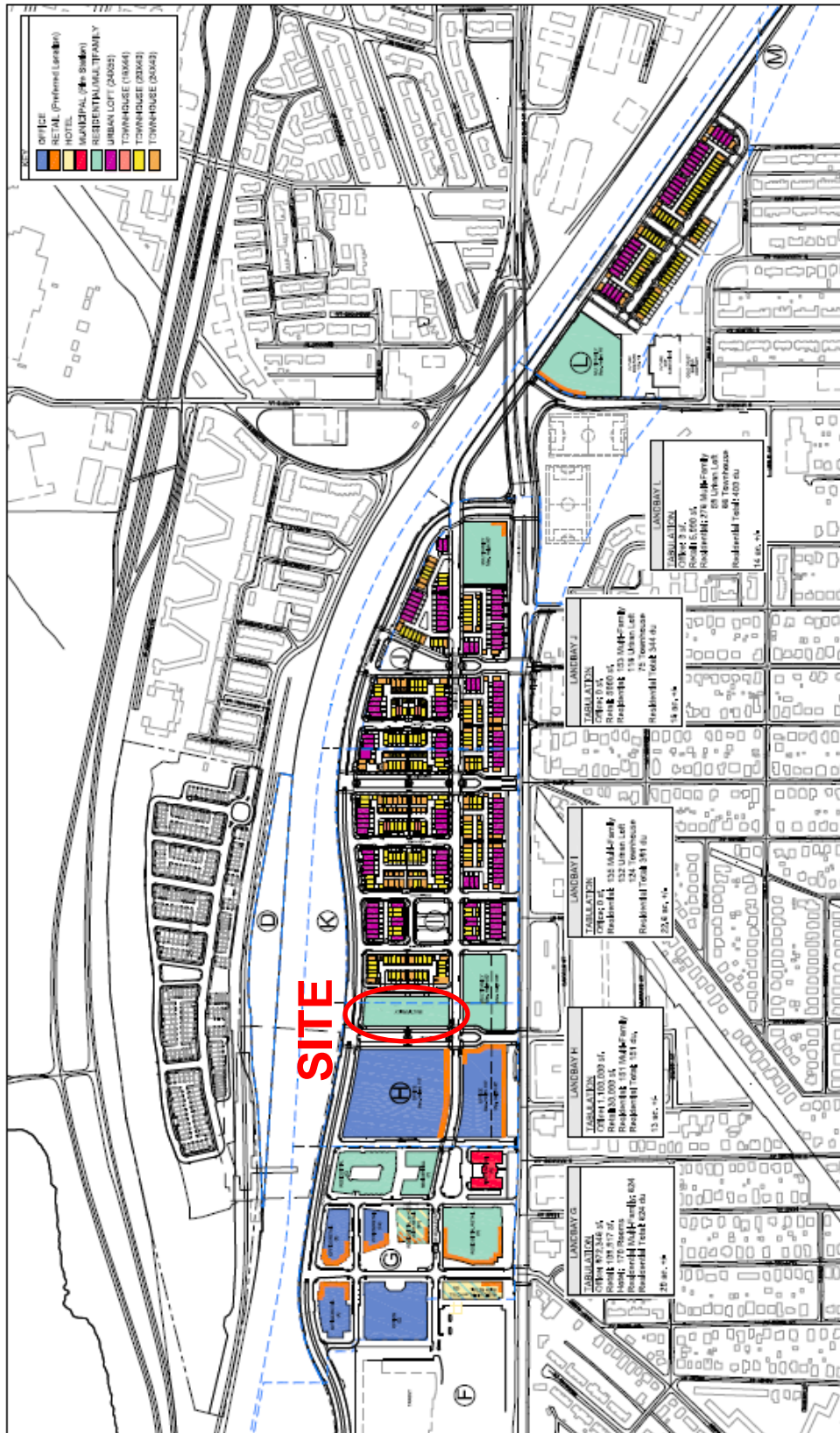
Conclusion

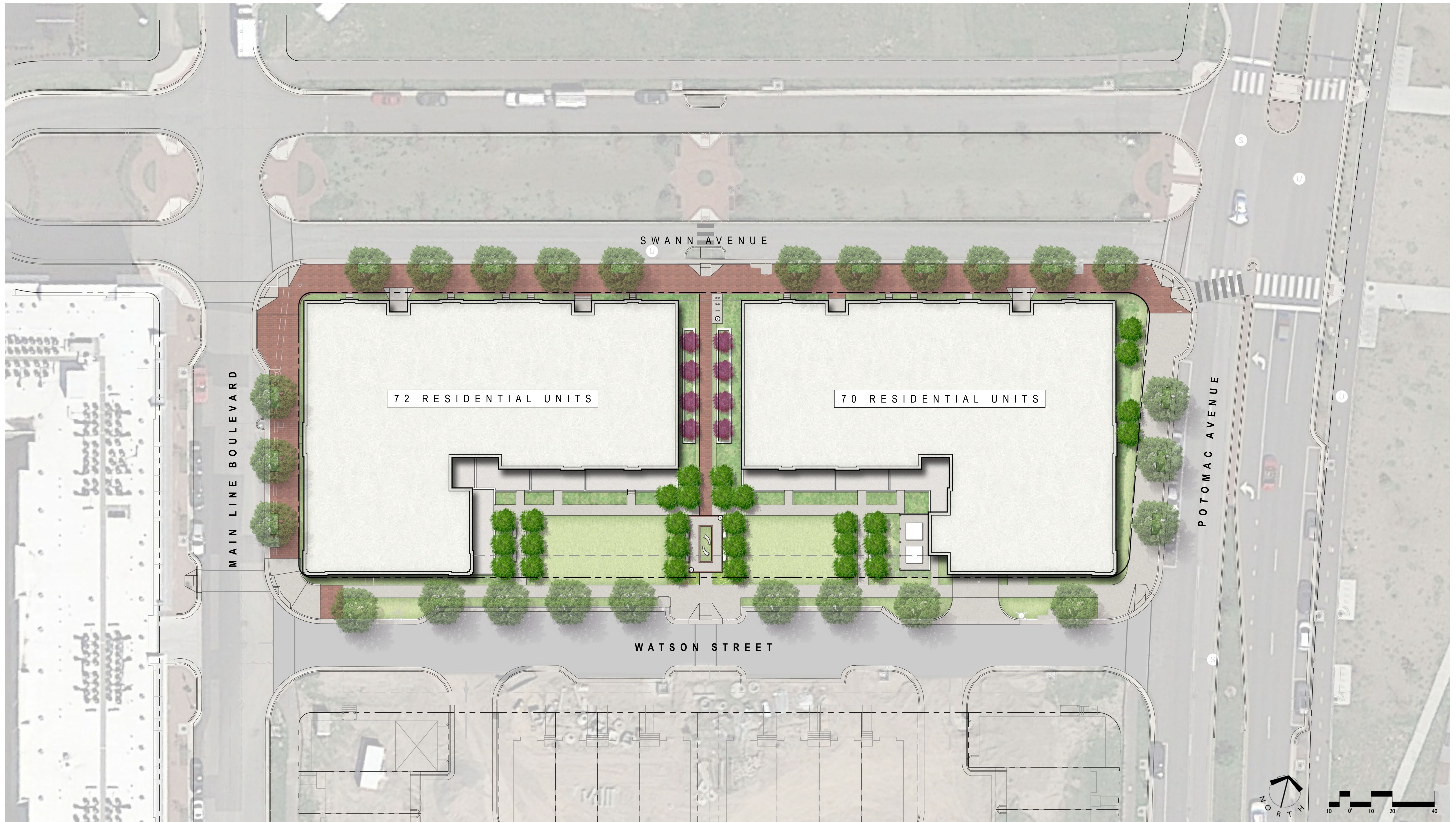
Planning & Zoning staff has worked with the applicant to refine the site and building design for the current submission compared to previous plans. For example, it had previously recommended adding the southern portion of each building’s current L-shaped footprint,

lowering the building's entrance to the street level, revising the entrance design to achieve greater prominence, and revising the façade and materials to produce a more traditional design. Staff believes that the current submission, including staff's recommended refinements, is in general conformance with the Potomac Yard Design Guidelines. It welcomes any further input that PYDAC members may have regarding project design.

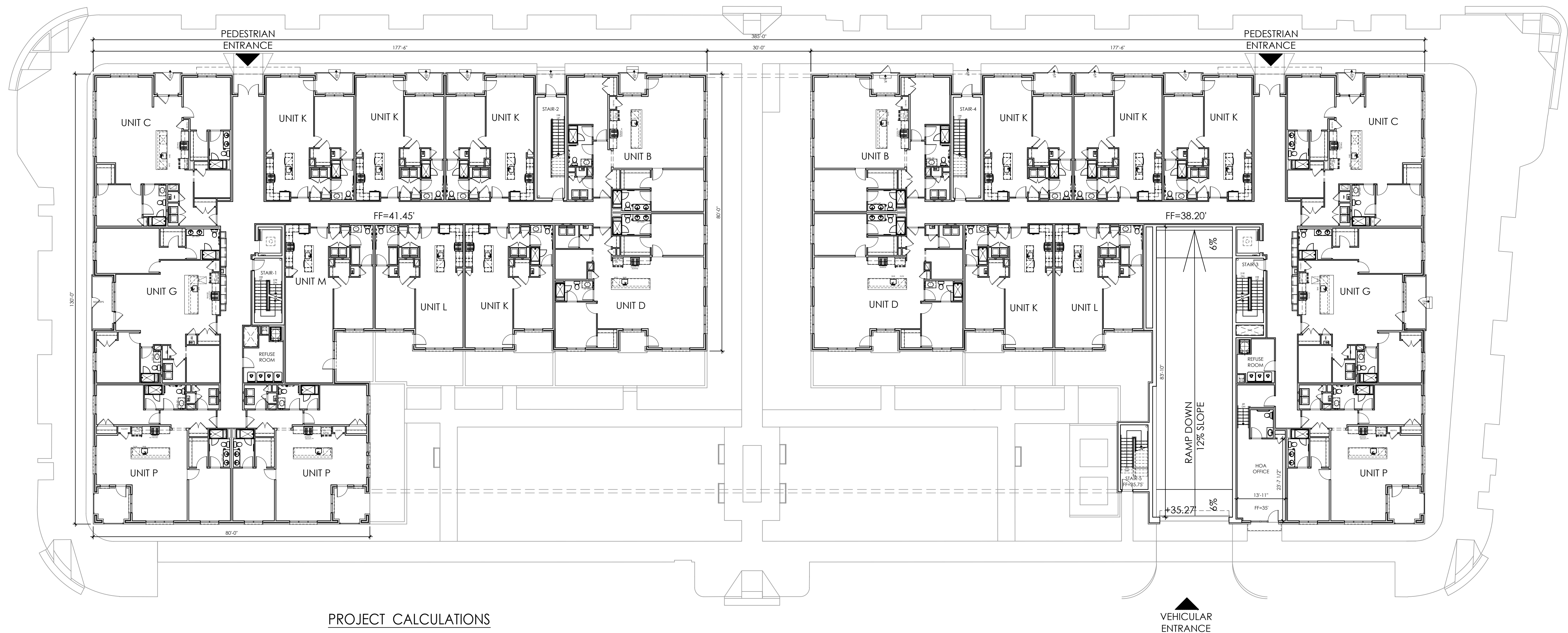
Staff will continue to review the project for conformance with the guidelines as more information is submitted. It is anticipated that a formal application for a Preliminary Plan will be submitted soon, with the project tentatively scheduled to be heard by Planning Commission and City Council in September 2017.

Attachment #1





MARCH 10, 2017 | LDI# 2015084



FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



PROJECT CALCULATIONS

UNIT CALCULATIONS

		RESIDENTIAL FLOORS						UNIT MIX TOTAL	UNIT MIX PER BUILDING	BEDROOMS TOTAL	BEDROOMS PER BUILDING
		1ST.	2ND.	3RD.	4TH.	5TH.	6TH.				
BUILDING-1 (WEST)	1BR	6	5	5	5	5	5	31	72	31	108
	1BR + DEN	0	1	1	1	1	1	5		5	
	2BR	3	3	3	3	3	3	18		36	
	2BR + DEN	3	3	3	3	3	3	18		36	
BUILDING-2 (EAST)	1BR	5	5	5	5	5	5	30	70	30	105
	1BR + DEN	0	1	1	1	1	1	5		5	
	2BR	2	3	3	3	3	3	17		34	
	2BR + DEN	3	3	3	3	3	3	18		36	
TOTAL		22	24	24	24	24	24		142 D.U.		213 B.R.

UNIT MIX %	UNIT TOTAL	
	1BR	61
	1BR + DEN	10
	2BR	35
	2BR + DEN	36
TOTAL		142

UNIT TYPES

			RESIDENTIAL FLOORS						UNIT MIX TOTAL
			1ST.	2ND.	3RD.	4TH.	5TH.	6TH.	
BUILDING-1 (WEST)	1BR	K	4	3	3	3	3	3	19
		L	1	1	1	1	1	1	6
		M	1	1	1	1	1	1	6
	1BR + DEN	N	0	1	1	1	1	1	5
		B	1	1	1	1	1	1	6
		P	2	2	2	2	2	2	12
	2BR	C	1	1	1	1	1	1	6
		D	1	1	1	1	1	1	6
		G	1	1	1	1	1	1	6
	2BR + DEN	K	4	3	3	3	3	3	19
BUILDING-2 (EAST)	1BR	L	1	1	1	1	1	1	6
		M	0	1	1	1	1	1	5
		N	0	1	1	1	1	1	5
	1BR + DEN	B	1	1	1	1	1	1	6
		P	1	2	2	2	2	2	11
		C	1	1	1	1	1	1	6
	2BR	D	1	1	1	1	1	1	6
		G	1	1	1	1	1	1	6
			22	24	24	24	24	24	142 D.U.

APPROVED

SPECIAL USE PERMIT NO. 2016-0022

DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

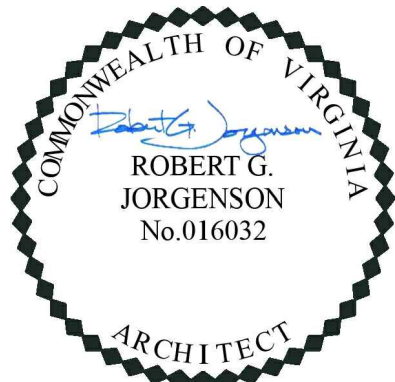
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DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

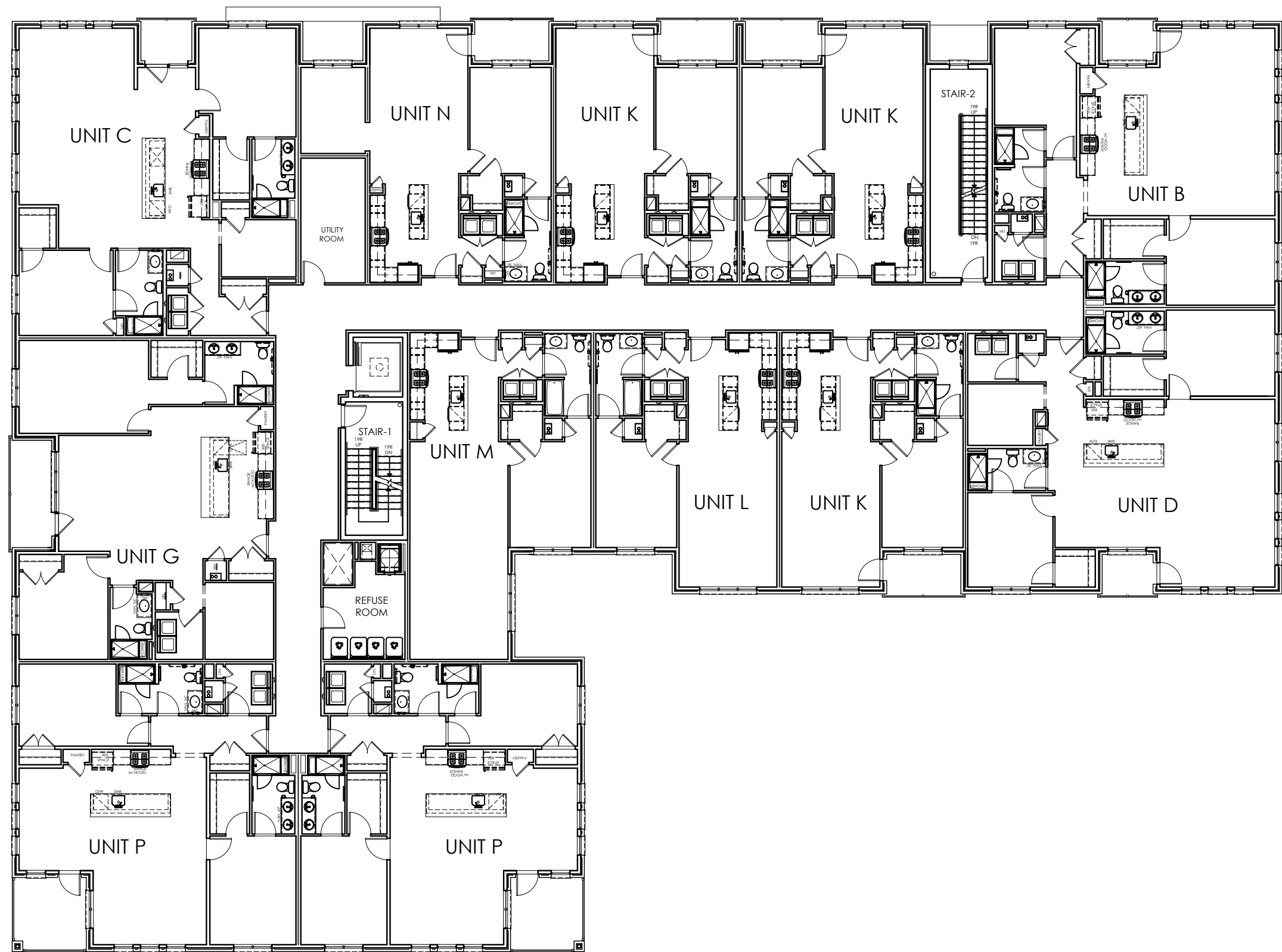
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A01

FIRST FLOOR PLAN

DATE: 3/15/2017



SECOND FLOOR PLAN

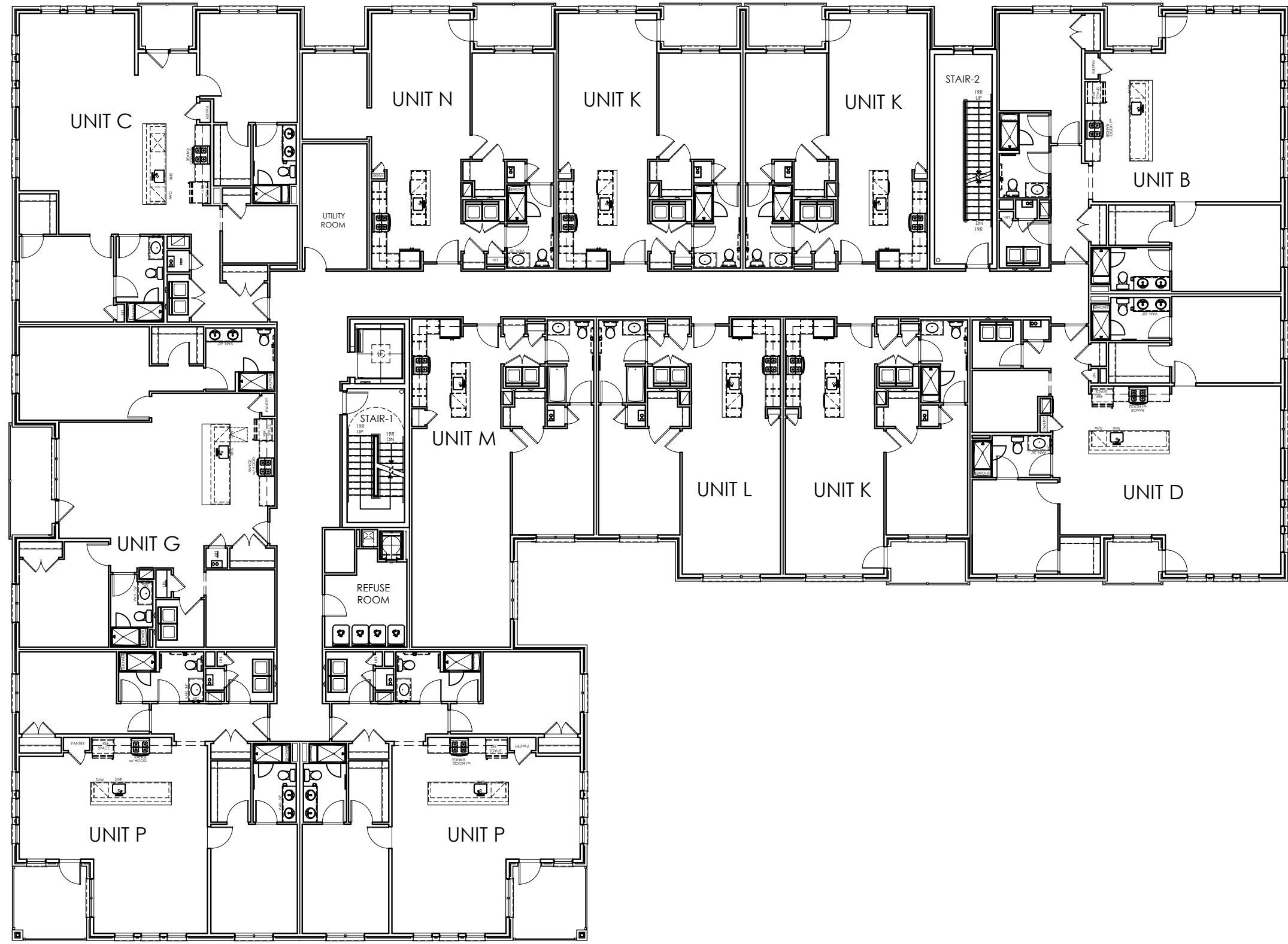
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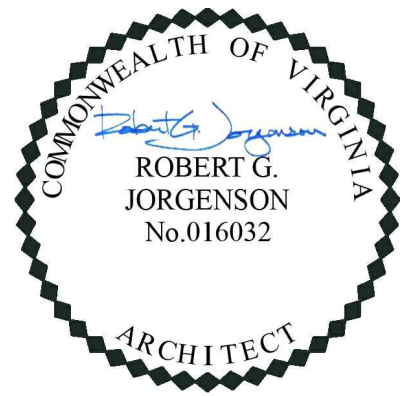
A02
SECOND FLOOR PLAN
 DATE: 3/15/2017



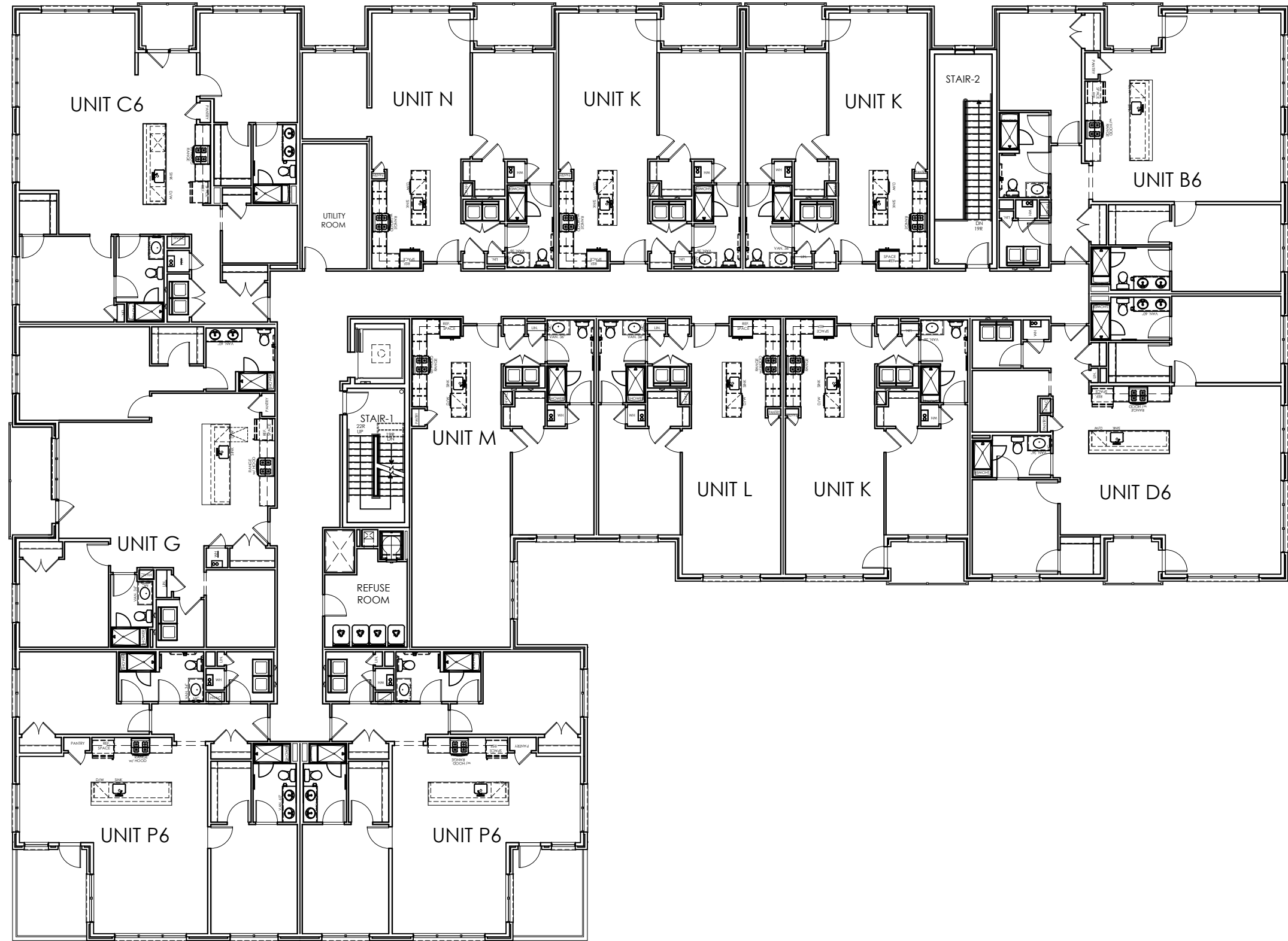
3RD-5TH FLOOR PLAN
SCALE: 1/16" = 1'-0"



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A03
TYPICAL FLOOR PLAN
DATE: 3/15/2017

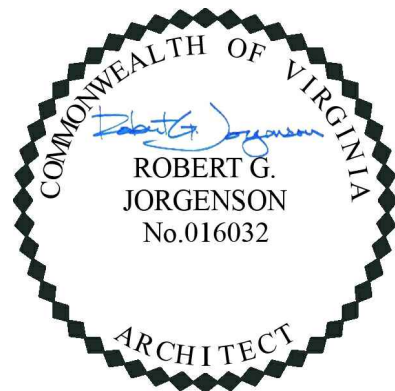


SIXTH FLOOR PLAN

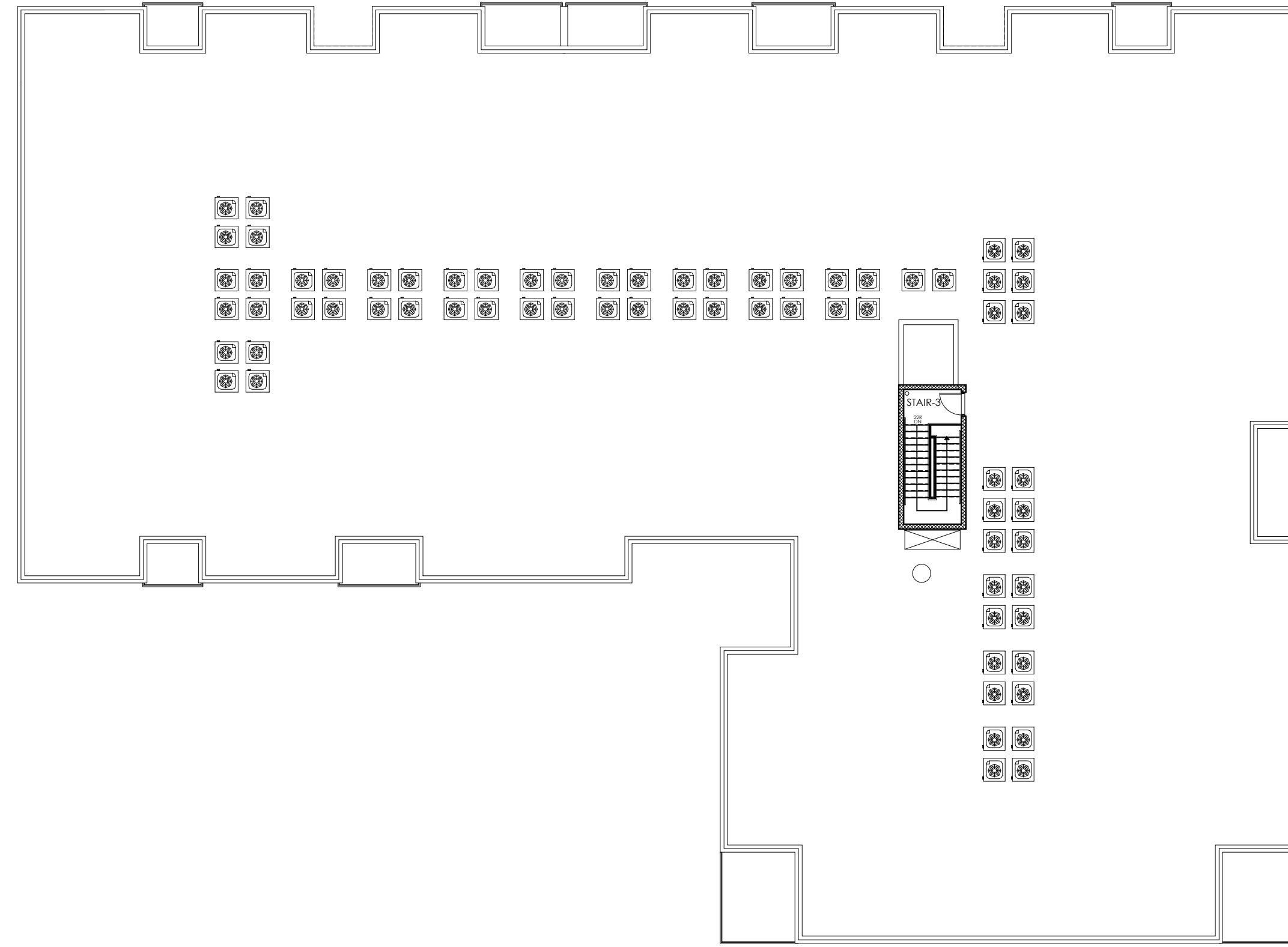
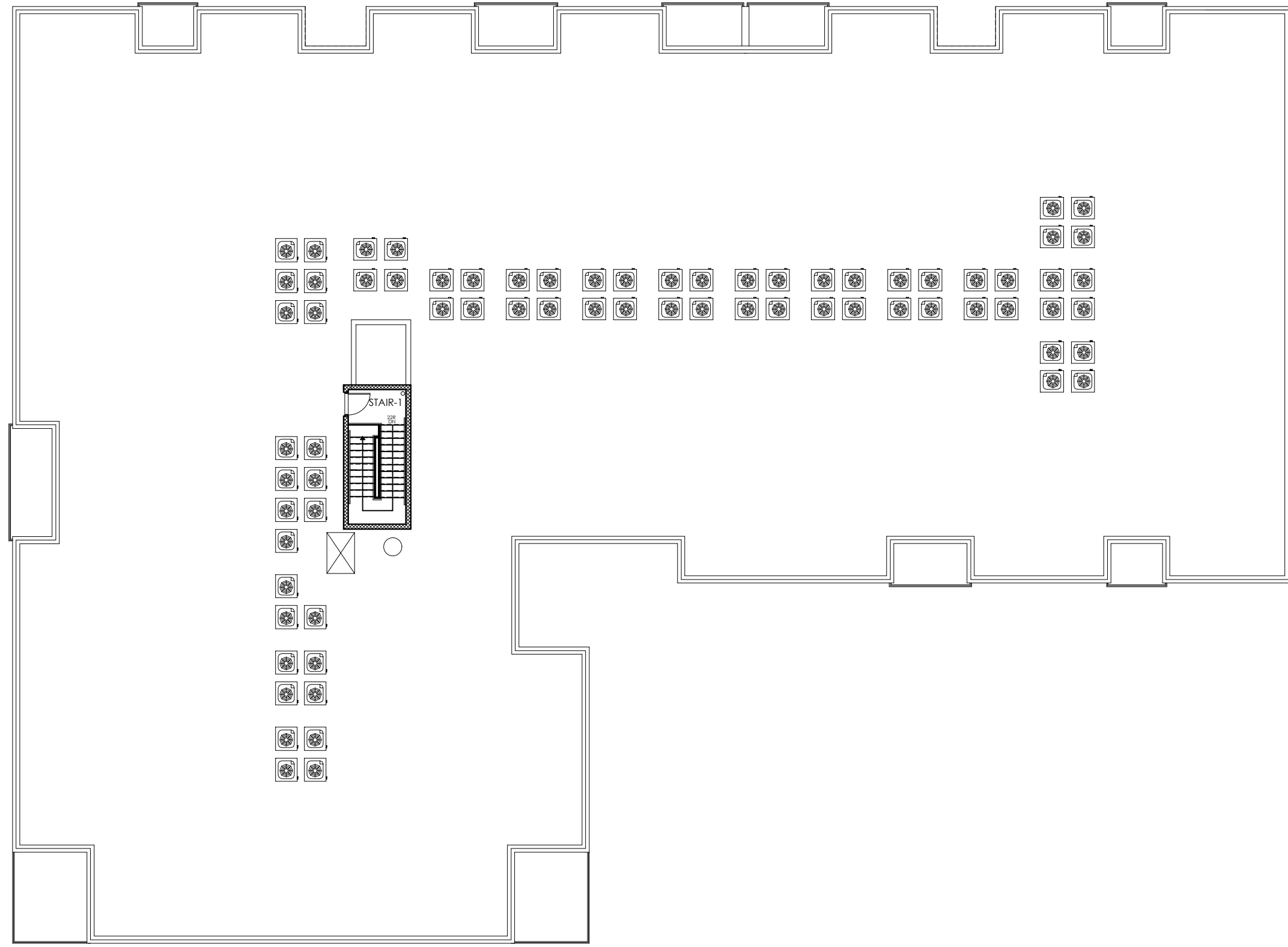
SCALE: 1/16" = 1'-0"



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A06
SIXTH FLOOR PLAN
DATE: 3/15/2017



ROOF PLAN

SCALE: 1/16" = 1'-0"



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A07
ROOF PLAN
DATE: 3/15/2017

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80 LAMBERT LANE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530

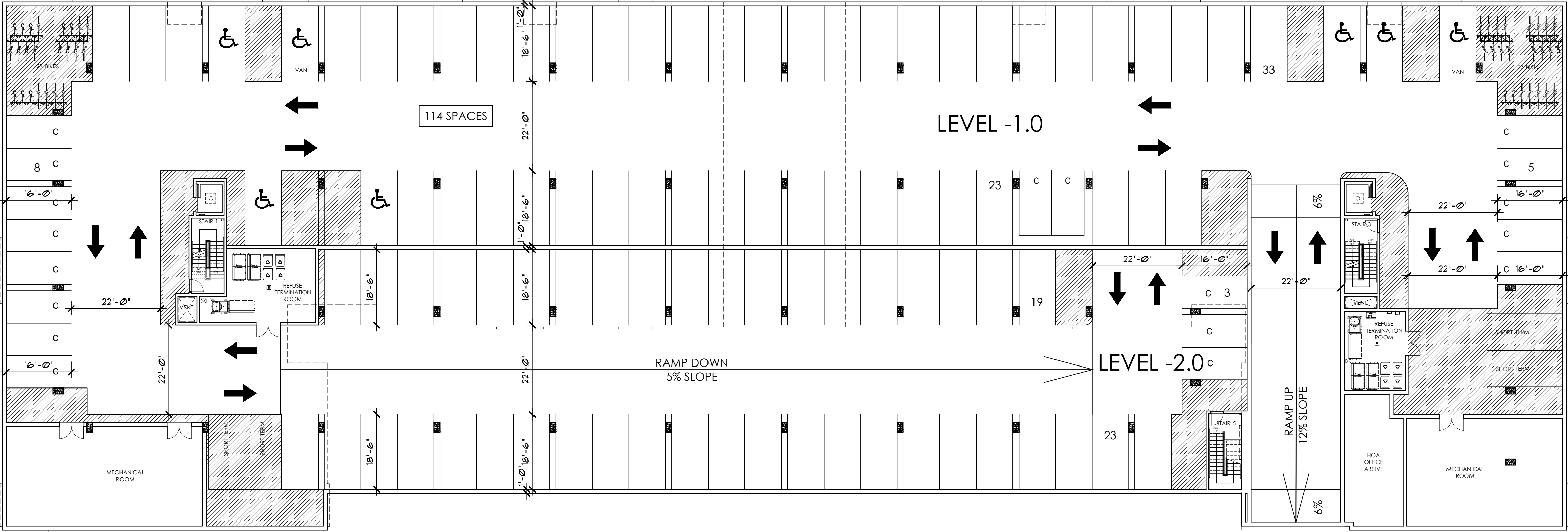
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PULTE HOMES CORP

POTOMAC YARD - Landbay H/I Multifamily
CITY OF ALEXANDRIA, VIRGINIA

96-0049-88
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142 UNITS
TYPE A: 3 UNITS
TYPE B: 139 UNITS
213 BEDROOMS
207 PARKING SPACES PROVIDED
7 ACCESSIBLE SPACES REQUIRED WITH 2 VAN SPACES

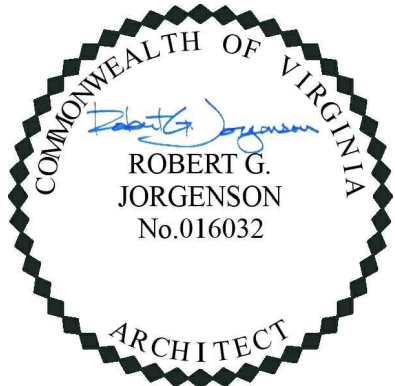


BASEMENT PLAN - GARAGE - LEVEL -1

SCALE: 1/16" = 1'-0"



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DATE	



B01
BASEMENT PLAN
DATE: 3/15/2017

Architectural floor plan of Level -2, showing a parking garage layout. The plan includes the following details:

- Overall Dimensions:** The main rectangular area is 22'-0" wide and 30'-0" deep.
- Parking Spaces:**
 - Top section: 35 spaces, 18'-6" wide, 22'-0" deep.
 - Bottom section: 21 spaces, 18'-6" wide, 22'-0" deep.
 - Left section: 9 spaces, 16'-0" wide, 22'-0" deep.
 - Right section: 3 spaces, 18'-6" wide, 22'-0" deep.
 - Total: 93 SPACES.
- Stairs:**
 - STAIR-1: Located on the left side, near the 9-space section.
 - STAIR-2: Located on the right side, near the 3-space section.
 - STAIR-3: Located on the far right, near the 3-space section.
- Other Features:**
 - 5% SLOPE DOWN: Indicated in the central area.
 - Dimensions: Various dimensions are noted, including 1'-0", 10'-6", 16'-0", 22'-0", 30'-0", and 3'-0".
 - Arrows: Indicate traffic flow and parking directions.

SCALE: 1/16" = 1'-0"



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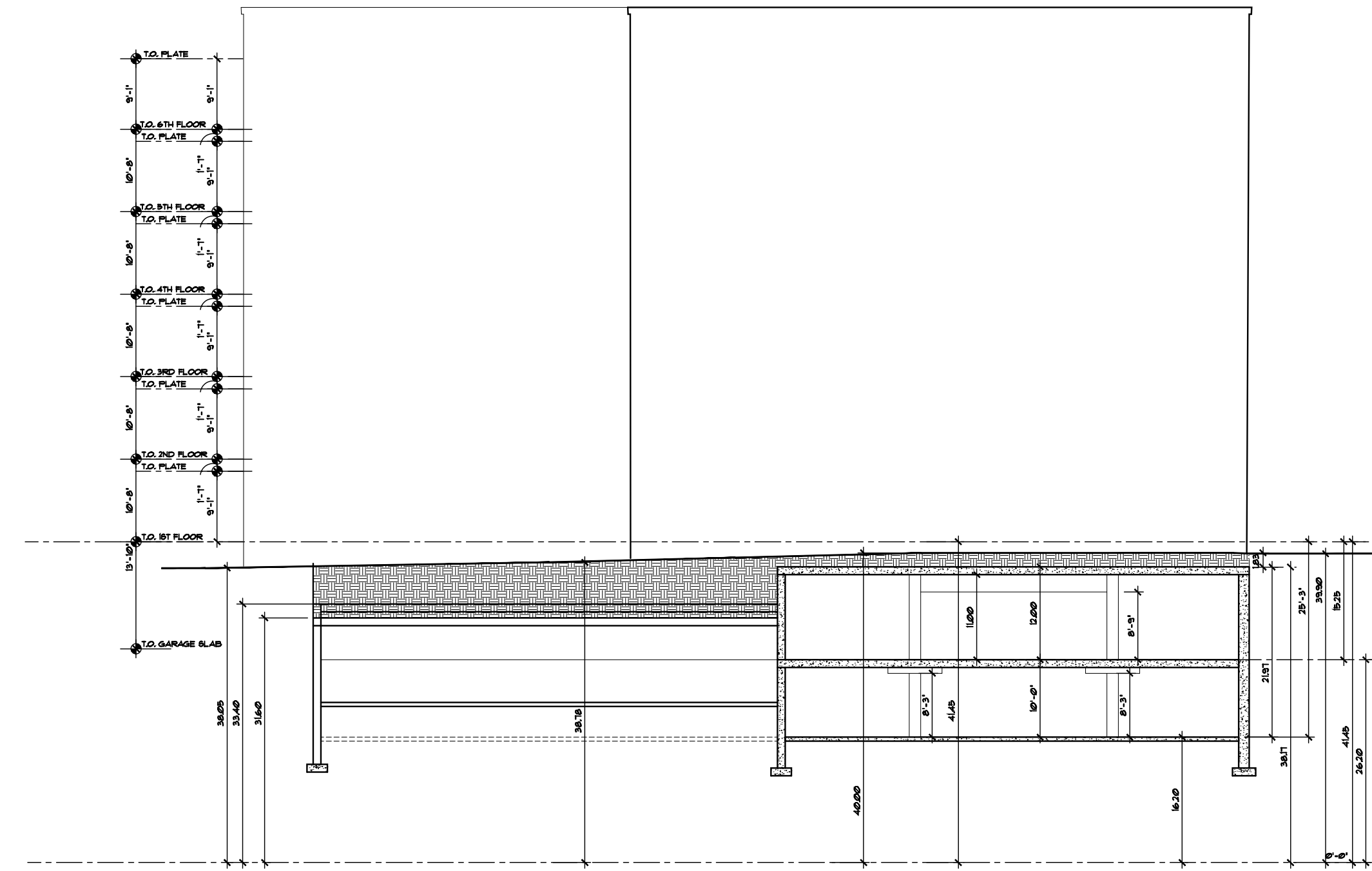
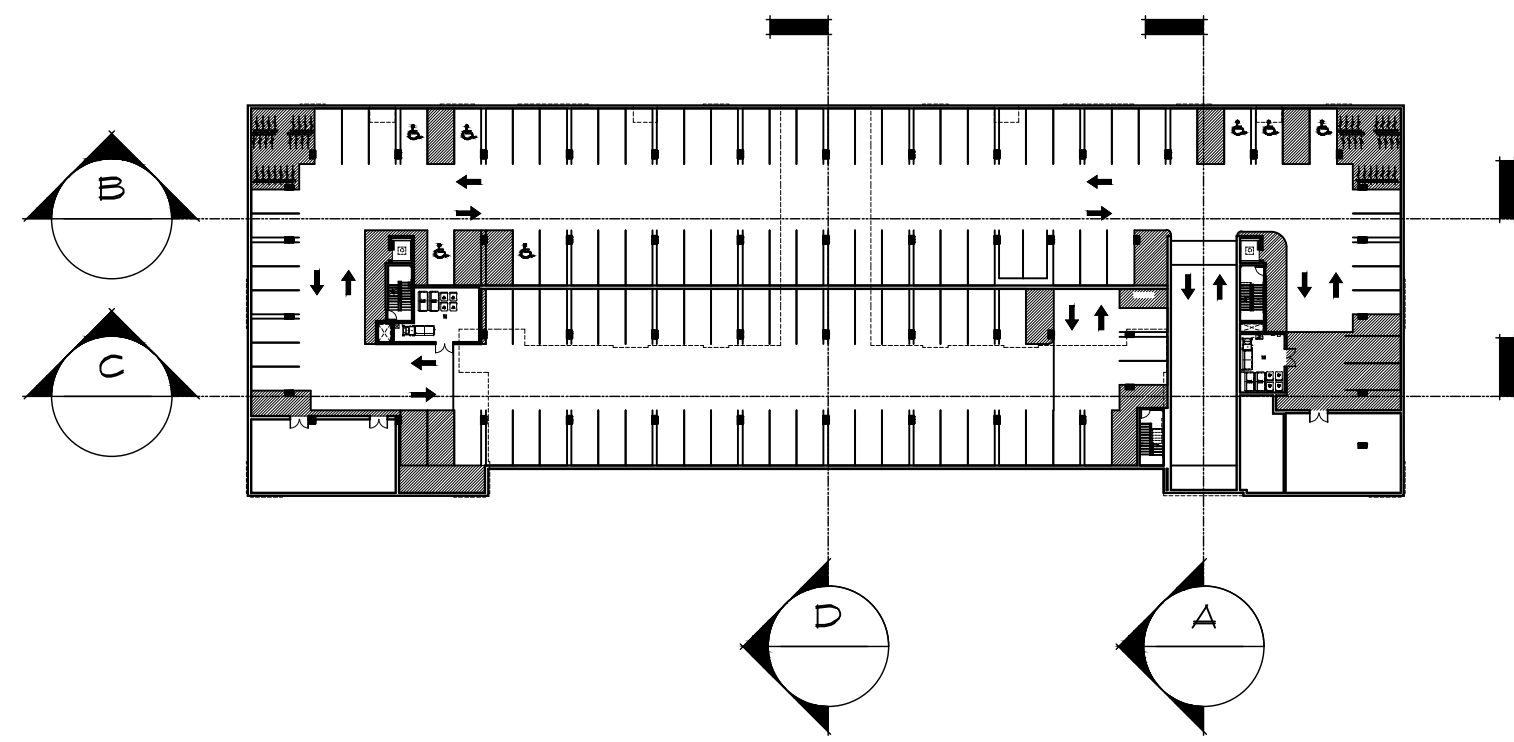


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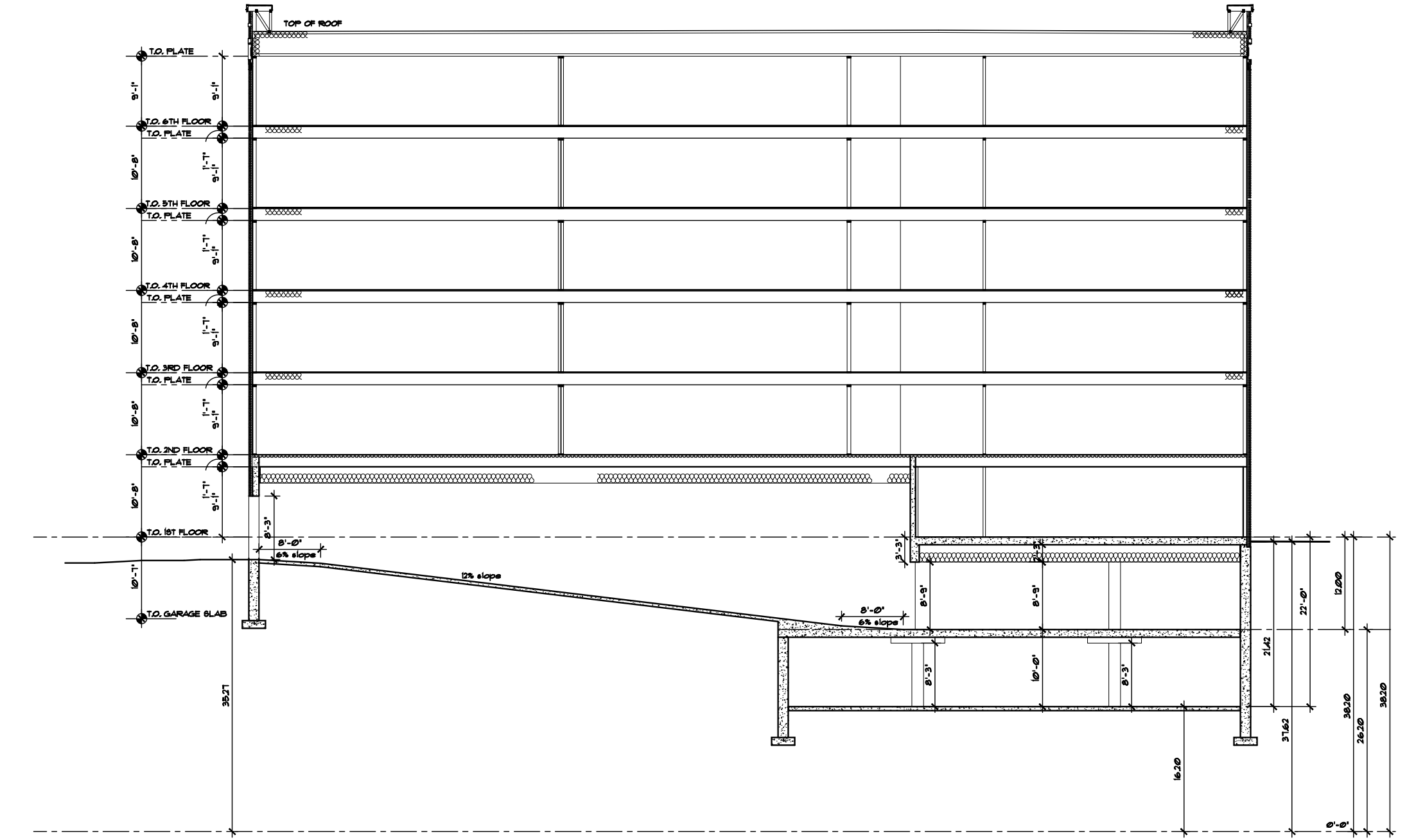
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POTOMAC YARD - Landbay H/I Multifamily

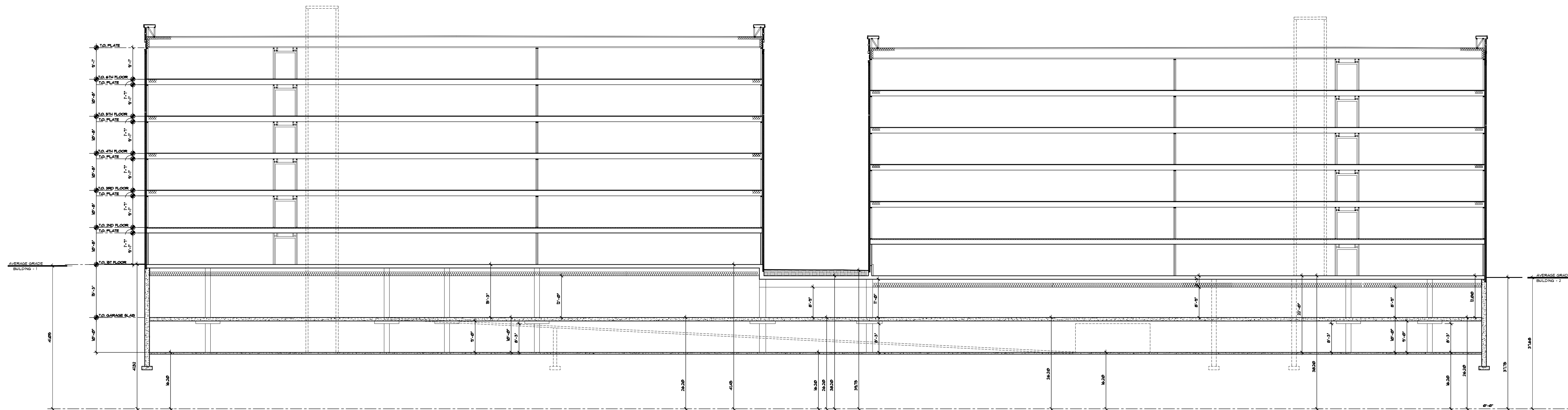
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WORKING SECTION THROUGH THE WALK - D
SCALE: 1/16" = 1'-0"

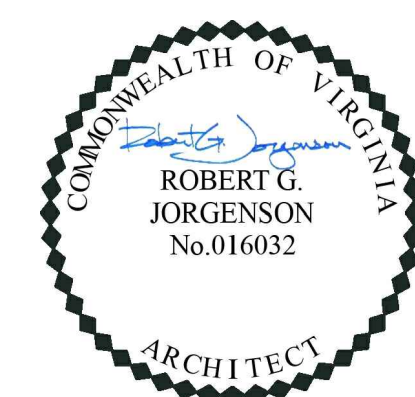


WORKING SECTION THROUGH GARAGE SPEED RAMP - A
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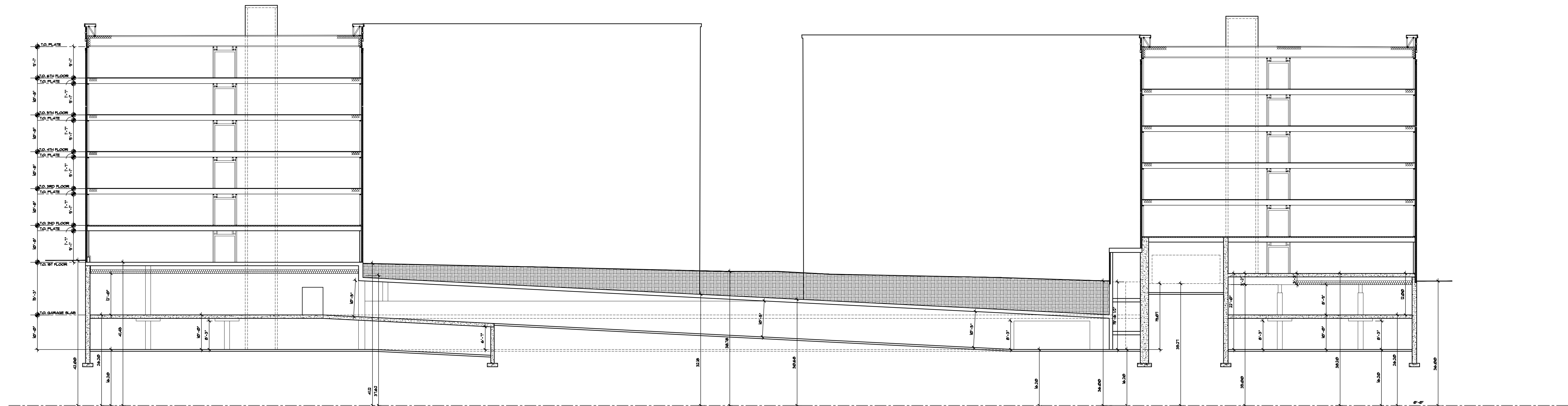
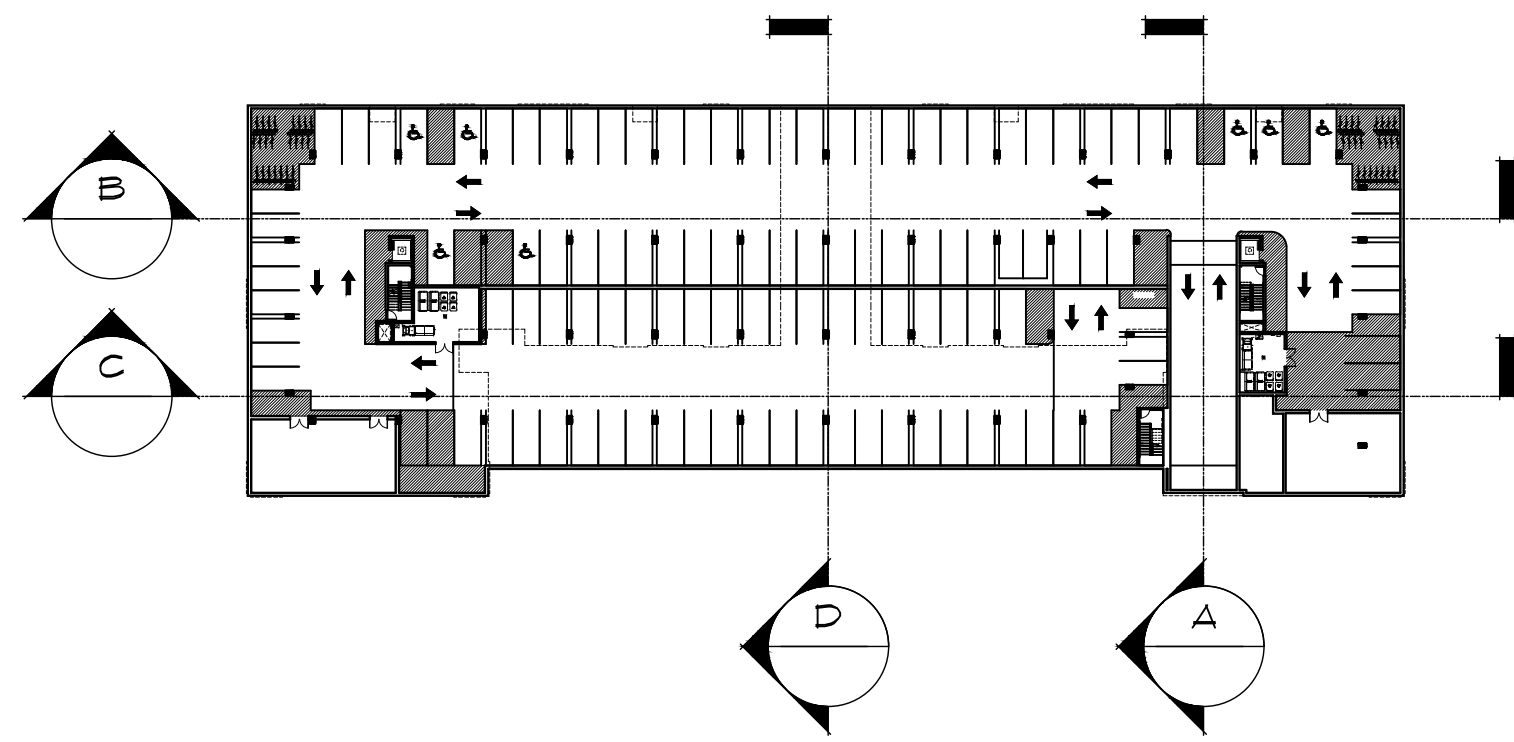


LONGITUDINAL WORKING SECTION THROUGH GARAGE - B
SCALE: 1/16" = 1'-0"

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C1
SECTIONS
DATE: 3/15/2017

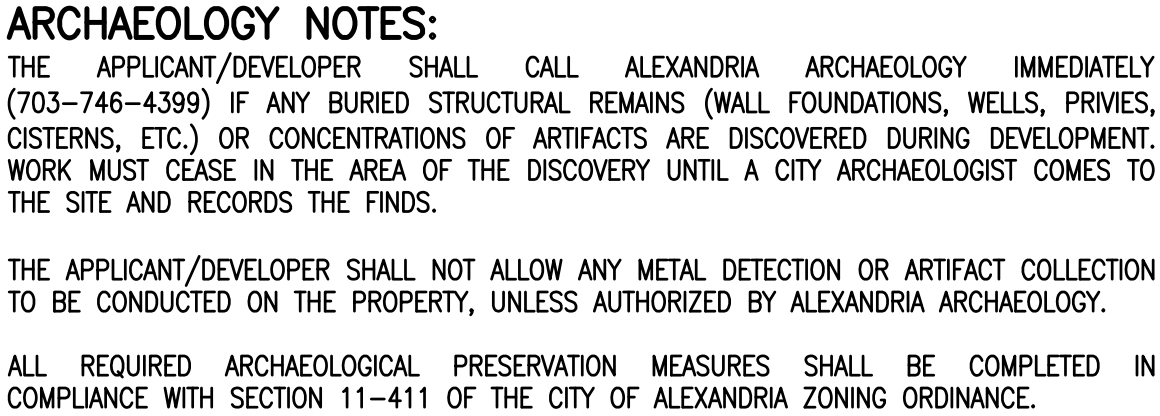


LONGITUDINAL WORKING SECTION THROUGH GARAGE - C
SCALE: 1/16" = 1'-0"

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C2
SECTIONS
DATE: 3/15/2017



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PRELIMINARY DEVELOPMENT PLAN
POTOMAC YARD
LANDBAY H/I MULTIFAMILY
2501 MAINLINE BLVD
CITY OF ALEXANDRIA, VIRGINIA

[illegible]

DESIGN: ACS
DRAWN: AWB
SCALE: 1'=30'
DATE: MARCH 2017

SITE DIMENSION PLAN

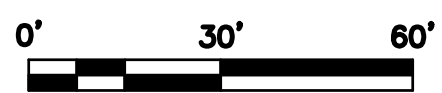
SHEET 5 OF 11
FILE: 15-117

° = DEGREES
 ' = MINUTES (OR FEET)
 " = SECONDS (OR INCHES)
 % = PERCENT
 # = NUMBER
 @ = AT
 lbs. = POUNDS
 AC = ACRE
 AM = AMERICANS W/ DISABILITIES ACT
 APPROX=APPROXIMATE
 BC=BOTTOM OF CURB
 BF= BASEMENT FLOOR
 BLDG.= BUILDING
 BM= BENCHMARK
 BOL.= BOLLARD
 CATV= CABLE UTILITY
 CL= CLASS
 CLEAR= CLEARANCE
 CLF= CHAIN LINK FENCE
 CMP= CORRUGATED METAL PIPE
 CL= CURB INLET
 C.O.= CLEAN OUT
 CONC.= CONCRETE
 C&G= CURB & GUTTER
 DB= DEED BOOK
 DIP= DUCTILE IRON PIPE
 DM= DOMESTIC
 DSP= DEVELOPMENT SITE PLAN
 DSPU= DEVELOPMENT SPECIAL USE PERMIT
 DW= DWELLING UNIT
 E= EAST

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
SIDEWALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+ 124.5	+ 124.5
CONTOURS	-124	-124
BUILDING ENTRANCES		
UTILITY POLE		
LIGHT POLE		
LIMITS OF DISTURBANCE		

BRICK SIDEWALK

CONCRETE SIDEWALK



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LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA.

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APPROVED
SPECIAL USE PERMIT NO. 2016-0022

DEPARTMENT OF PLANNING & ZONING

DIRECTOR

DATE

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

SITE PLAN NO. _____

DIRECTOR

DATE

 Twente University
 Enschede, The Netherlands
 +31 (0)931 306 241
info@utwente.nl
www.utwente.nl

 Twente University
 Enschede, The Netherlands
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www.utwente.nl

GUIDEPLAN PLANNING COMMISSION	DATE
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DATE RECORDED _____

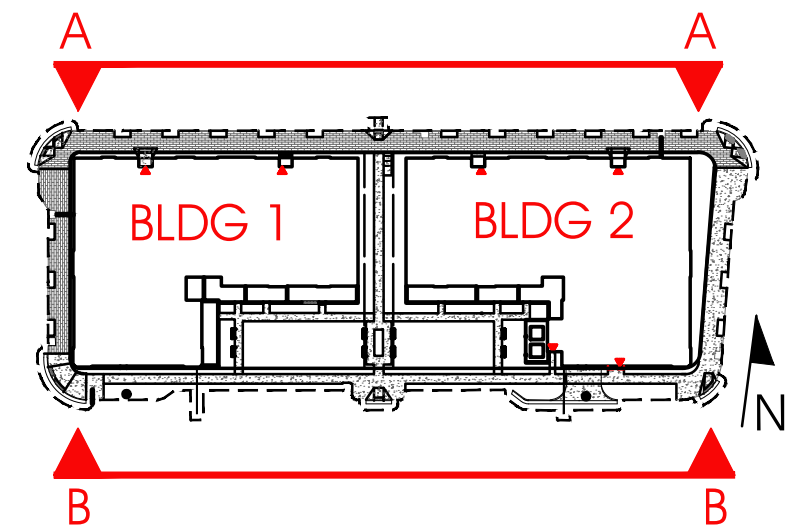
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Mon Mar 20 2017 10:07:47am



A - A



B - B



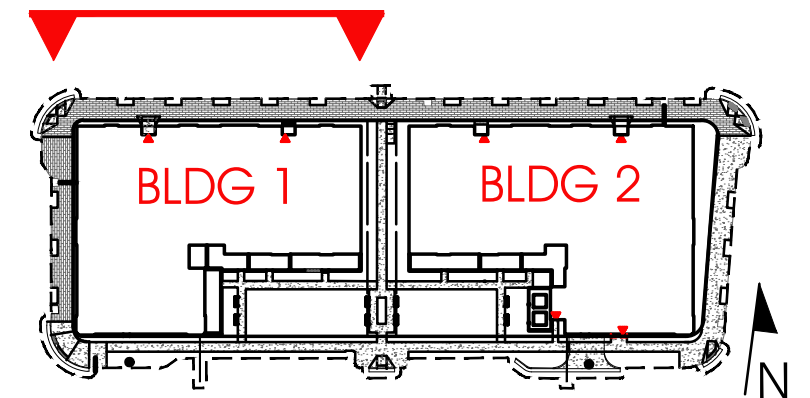
March 14, 2017
AE-1

STREETSCAPES

1/32"=1'-0"

Potomac Yard Landbay H Multifamily 15.032

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-2

BUILDING 1 NORTH ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE

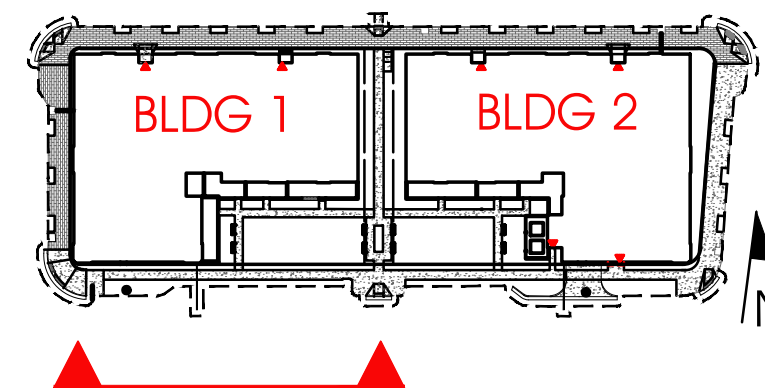


March 14, 2017
AE-3

BUILDING 1 WEST ELEVATION
Potomac Yard Landbay H Multifamily
15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-4

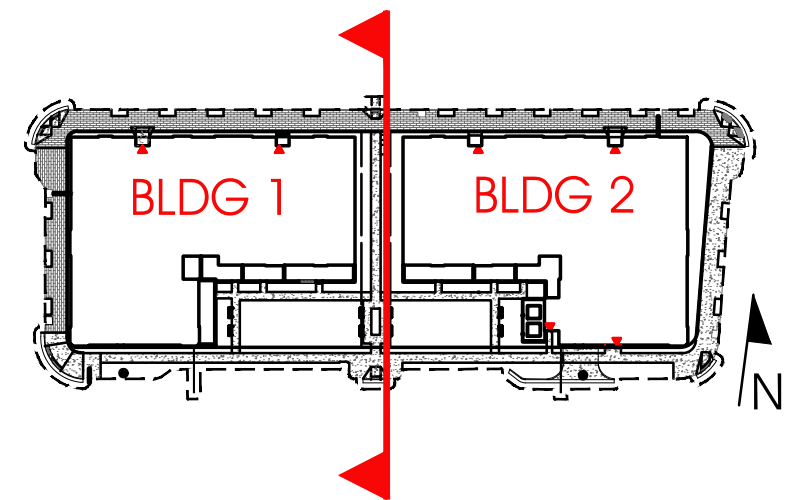
BUILDING 1 SOUTH ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-5

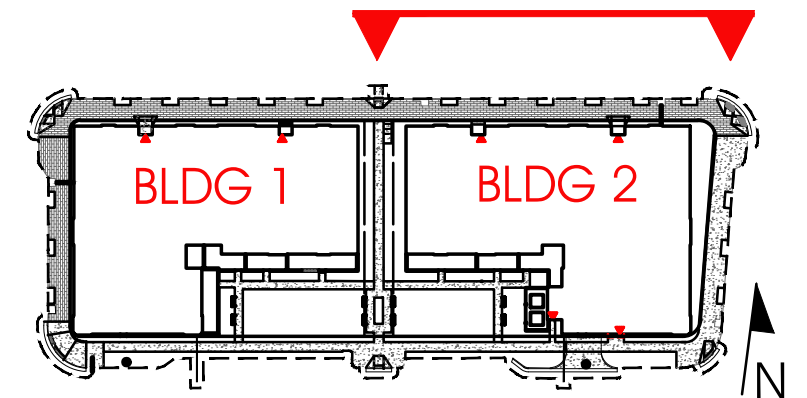
BUILDING 1 EAST ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-6

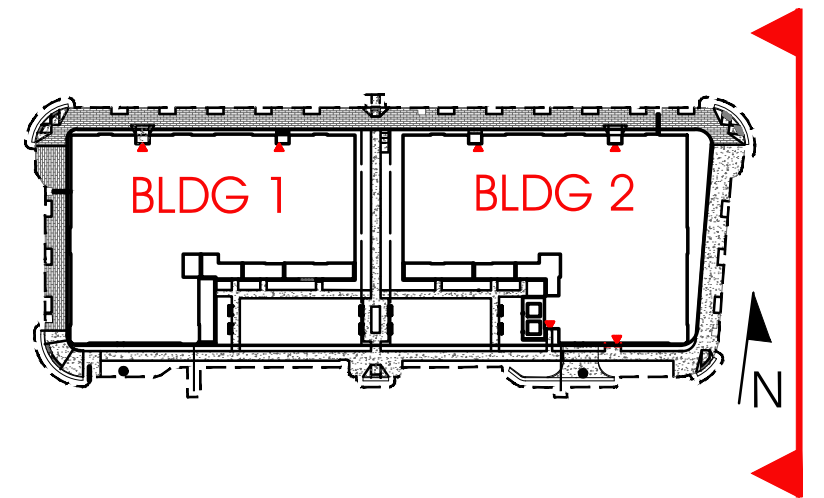
BUILDING 2 NORTH ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-7

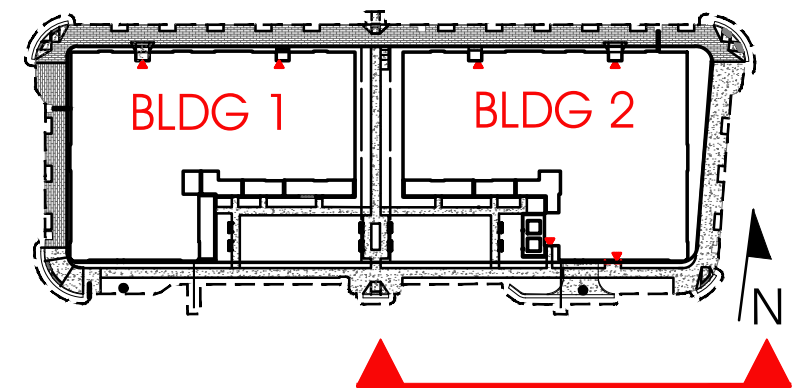
BUILDING 2 EAST ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-8

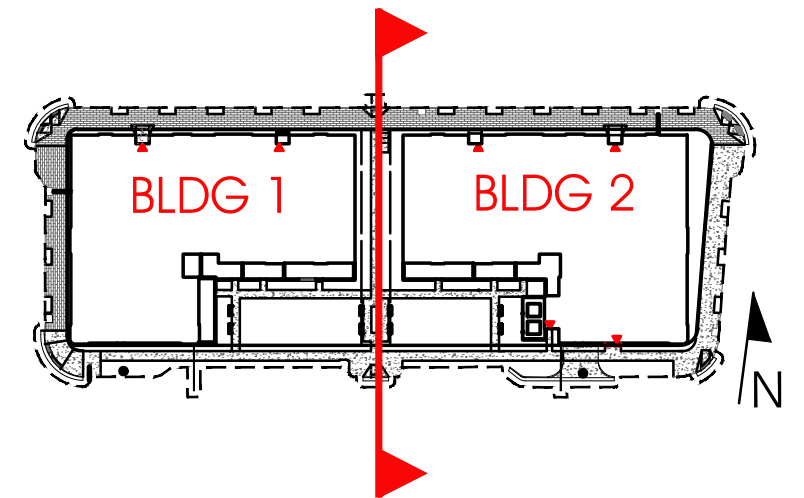
BUILDING 2 SOUTH ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE



March 14, 2017
AE-9

BUILDING 2 WEST ELEVATION

Potomac Yard Landbay H Multifamily

15.032

1/16"=1'-0"

RUST | ORLING
ARCHITECTURE